



Burford Street, Hoddesdon EN11 8HP

welcome to

Burford Street, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this immaculate and deceptively spacious TWO DOUBLE BEDROOM VICTORIAN COTTAGE nestled in heart of Hoddesdon town centre. The cottage features a GROUND FLOOR SHOWER ROOM and FIRST FLOOR BATHROOM. An early viewing is recommended.



Accommodation Comprises

Main front door to:

Lobby

Door to:

Lounge / Dining Room

24' 10" max x 11' 2" (7.57m max x 3.40m)

Feature two cast iron fireplaces, tv point, power points, laminate flooring. Double glazed windows to front and rear aspects, door with stairs to first floor with storage cupboard under, door to kitchen.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

A range of white gloss wall cupboards, ample work tops with cupboards and drawers under. Fitted double oven, gas hob with extractor fan, space for fridge freezer, sink unit, slim dishwasher, washing machine, wall mounted boiler. Double glazed window and door to side aspect, leading to the rear garden. Door to:

Ground Floor Shower Room

Double fully tiled shower cubicle, low flush WC, sink unit, double glazed window, spot lights.

First Floor Landing

Double glazed window. Door to loft area, door to two bedrooms and bathroom.

Bedroom 1

11' 4" x 13' 9" (3.45m x 4.19m)

Double glazed window to front aspect, radiator, power points.

Bedroom 2

11' 1" x 6' 8" (3.38m x 2.03m)

Double glazed window to rear aspect, radiator, power points.

Bathroom

Comprising a feature freestanding bath, sink unit, low flush wc, radiator, spot lights.

Loft Room

Window, power points, storage cupboards.

Rear Garden

Landscaped rear garden with paved area, flower borders, fenced boundaries. Lawned area.



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welcome to

Burford Street, Hoddesdon

- Charming Two Bedroom Period Home
- Deceptively Spacious
- Loft Room
- Luxury Ground Floor Shower Room
- Upstairs Family Bathroom
- Beautifully Landscaped Rear Garden
- Ideal for First Time Buyers
- Short Walk to Town Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112506 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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